

◆ EDINBURGH ◆

THE CITY OF EDINBURGH COUNCIL

Planning & Transport
PLACE

CC Alan Denham
23 Hillpark Way
Edinburgh
EH4 7ST

Date: 29 January 2018

Dear CC Alan Denham,

**TOWN AND COUNTRY PLANNING SCOTLAND ACT 1997
DEMOLITION OF AUXILIARY BUILDINGS AND ERECTION OF NEW 60
BEDROOM CARE HOME. at 95 CRAIGCROOK ROAD EDINBURGH EH4 3PE
REFERENCE NUMBER: 17/01824/FUL (SCHEME: SCHEME 1)**

NOTIFICATION OF DECISION

I am writing with regard to the above application to which you raised representations.

The City of Edinburgh Council has now determined that the application be **Refused** in accordance with the particulars given in the application. The decision with any conditions, reasons and/or informatives can be found on the other side of this letter. Full details of the final scheme, including the report assessing the application, can be found on the Council website at www.edinburgh.gov.uk/planning .

The reason for the decision was

The proposals do not comply with the Local Development Plan in respect of the impact on the character of the Green Belt and the protection of trees. The proposal would also have an adverse impact on a category B listed stable block and the setting of Craigmillar Castle. There are no compelling reasons to justify a departure from the development plan.

If you have a specific enquiry regarding the application please contact Rachel Webster directly on 0131 529 3442.

Yours sincerely

Ann Lee

Customer Support Assistant

DETERMINATION OF APPLICATION

DEMOLITION OF AUXILIARY BUILDINGS AND ERECTION OF NEW 60 BEDROOM CARE HOME. at 95 CRAIGCROOK ROAD EDINBURGH EH4 3PE

REFERENCE NUMBER: 17/01824/FUL (SCHEME:)

The City of Edinburgh Council has determined the application as follows:

Decision: **REFUSED**

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

Reasons:-

1. The proposal is contrary to policy Env 10 of the Edinburgh Local Development Plan as the development is not for an acceptable green belt use and would detract from the landscape quality of the green belt.
2. The proposal is contrary to policies Env 11 and Env 12 of the Edinburgh Local Development Plan as there would be an adverse impact on protected trees which would have a detrimental impact on the special character of the Special Landscape Area.
3. The proposal is contrary to policies Env 2 and Env 3 of the Edinburgh Local Development Plan as the demolition of the stable block fails to meet the tests for demolition of a listed building, and would have an adverse impact on the setting of the Category B listed Craigcrook Castle.
4. The proposal fails to comply with policies Env 8 and Env 9 of the Edinburgh Local Development Plan as it would have an adverse impact on the built archaeology of the site.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

29 January 2018

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